

Board of County Commissioners

Division of Planning & Development

Planning Department

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Development Review Committee Meeting **November 17, 2003**

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Dan Hickey-Fire Services, Michael Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Brad Burris-Fire Services, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Mr. Helms moved to approve the minutes of the November 10, 2003 meeting.
Mr. Lukert seconded the motion and the motion carried.

Old Business

None

New Business

Chandler Mini-Warehouses - Medium Development - Conceptual Review

Darrell Chandler-property owner, Denise Chandler-Mr. Chandler's wife, Benny Bedenbough and Ken Barrett-H & B Engineers, Inc., were present and requesting conceptual approval to construct mini-warehouses in 4 phases. The first phase will consist of the driveway and building #1, with a bathroom. There is no security lighting, fencing or dumpster proposed. All buildings will be utilized as mini-warehouses. There will be a building provided with climate control. The required setbacks for an entrance sign are 10'. The Lake Panasoffkee Water Association will provide water facilities. The proposed height for the buildings is 10'. There is a type "B" screening requirement, which is a vegetative buffer. The Committee had concerns regarding no fencing or lighting being proposed. Mrs. Chandler stated they own another storage facility with no outdoor lighting provided and there have not been any difficulties experiences there. They do not want lighting as they wish to discourage any visits after dark. Handicapped signage is required with the handicapped parking spaces. A handicapped space was recommended with the first phase. A handicapped restroom is required for every 30,000 square feet. A blue reflector on the pavement of C-470 was suggested for notification to the fire departments of the fire hydrant. Engineering comments were discussed regarding the following: stop bar, drain field/septic tank, driveway permit, wastewater calculations,

swale/berm details, slope stability and off-site runoff. There will be 56 storage units in the first three buildings. Drainage calculations are needed for the engineering review. A water line connection to the proposed restroom and a backflow preventer is required.

Mr. Helms moved for conceptual plan approval, subject to all comments being addressed, and a recommendation that security lighting be provided. Mr. Lukert seconded the motion and the motion carried.

VOS: Unit 96 - Major Development - Engineering Review

Richard Busche, Kimley-Horne and Associates, Inc., was present and requesting engineering plan approval to develop a 176-unit subdivision. Engineering comments were discussed. Signage for outlet roads was suggested. All regulatory agency permits are required.

Mr. Springstead moved for engineering approval, subject to revised plans being submitted that address all comments. Mrs. Keenum seconded the motion and the motion carried.

VOS: Liberty Park Postal and Neighborhood Recreation Center - Major Development - Engineering Review

Richard Busche, Kimley-Horn and Associates, Inc., was present and requesting engineering plan approval to construct 1020 sf of building area. Engineering comments were discussed regarding the following: slope requirements, curbside trash service and grading. All regulatory agency permits are required.

Mr. Springstead moved for engineering plan approval, subject to revised plans being submitted addressing all comments. Mr. Helms seconded the motion and the motion carried.

VOS: Unit 99 - Major Development - Preliminary Review

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary plan approval on a 293-unit subdivision. There are errors in the legal description that need to be corrected. A note needs to be added regarding double frontage lot access.

Mr. Helms moved for preliminary plan approval, subject to revised plans being submitted addressing all comments. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 93 - Major Development - Engineering Review

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering plan approval on a 119-unit subdivision. All regulatory agency permits are required.

Mr. Springstead moved for engineering plan approval, subject to all agencies permits being received. Mr. Helms seconded the motion and the motion carried.

Q&A Public Forum

None

The next meeting is scheduled for November 24, 2003.

Mrs. Rogers moved to adjourn. Mr. Springstead seconded the motion and the motion carried.

The meeting adjourned at 2:35 P.M.